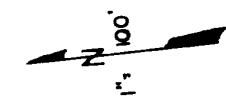


TAHOE PARADISE UNIT N<sup>o</sup> 29  
POR. SEC. 30 T.12 N.R.18 E.M.D.M.

34.56



P. 45

P. 62

P. 54

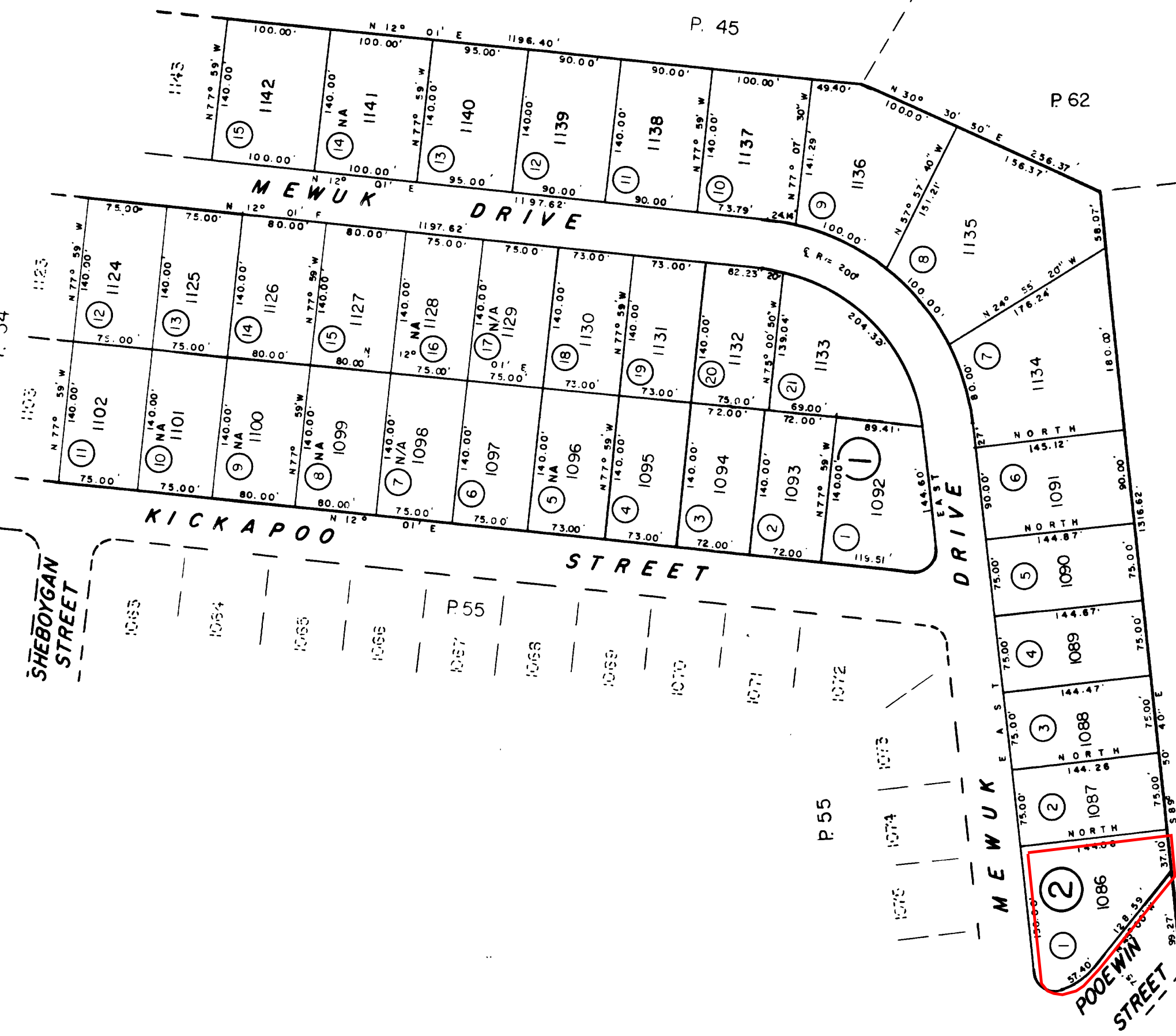
NOTE FOR M/R & W/R SEE P. 74

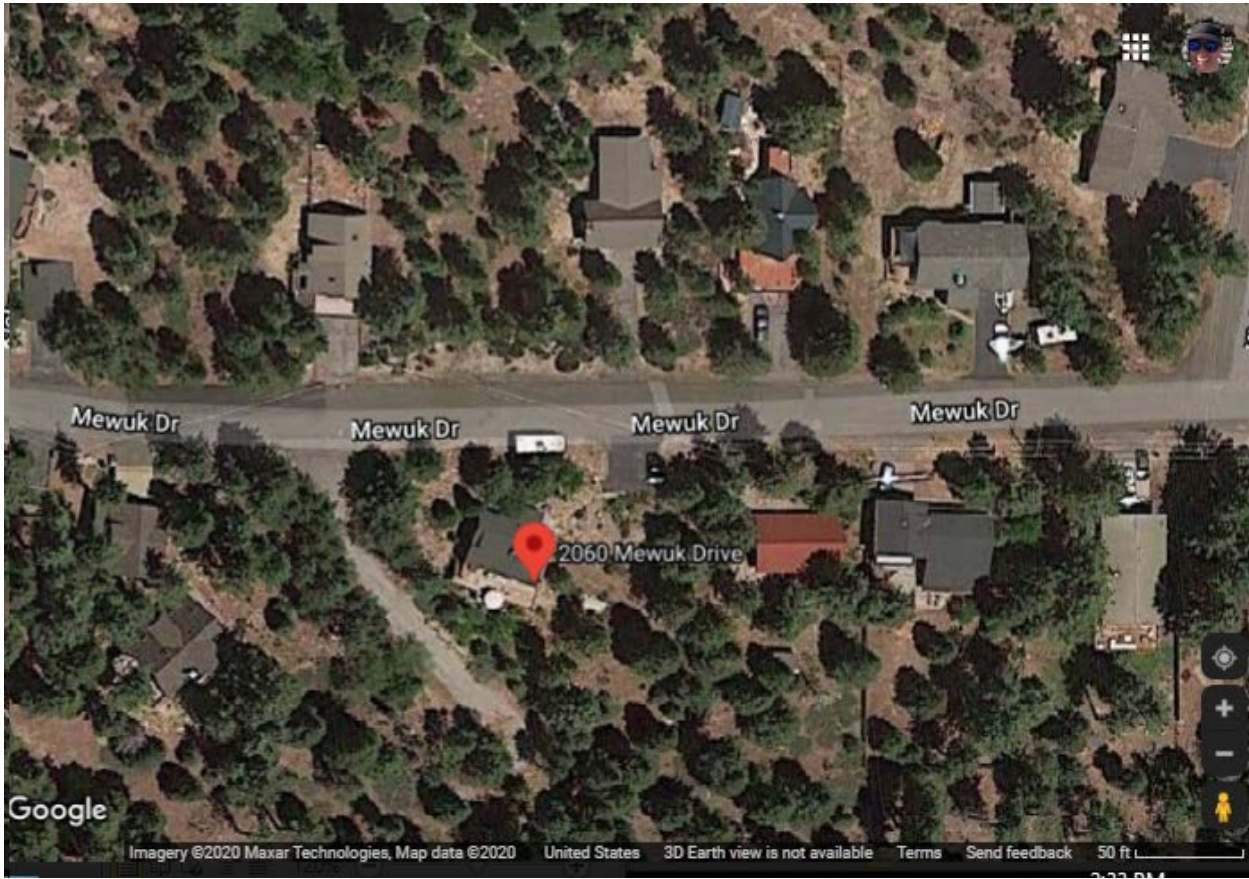
P. 02

P-C20-0004

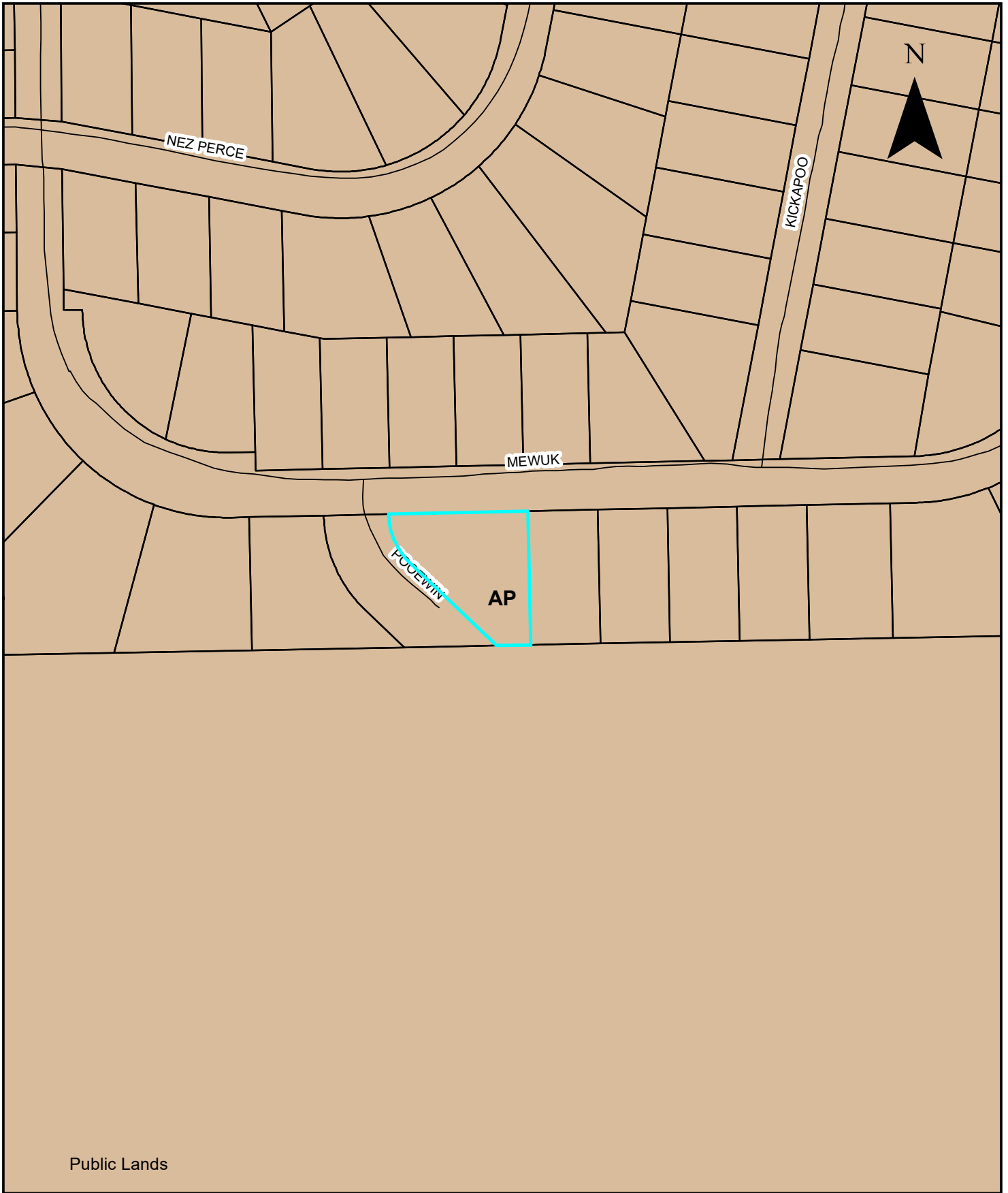
Exhibit B-Assessor's Parcel Map

Assessor's Map  
County of El Dorado, Calif.

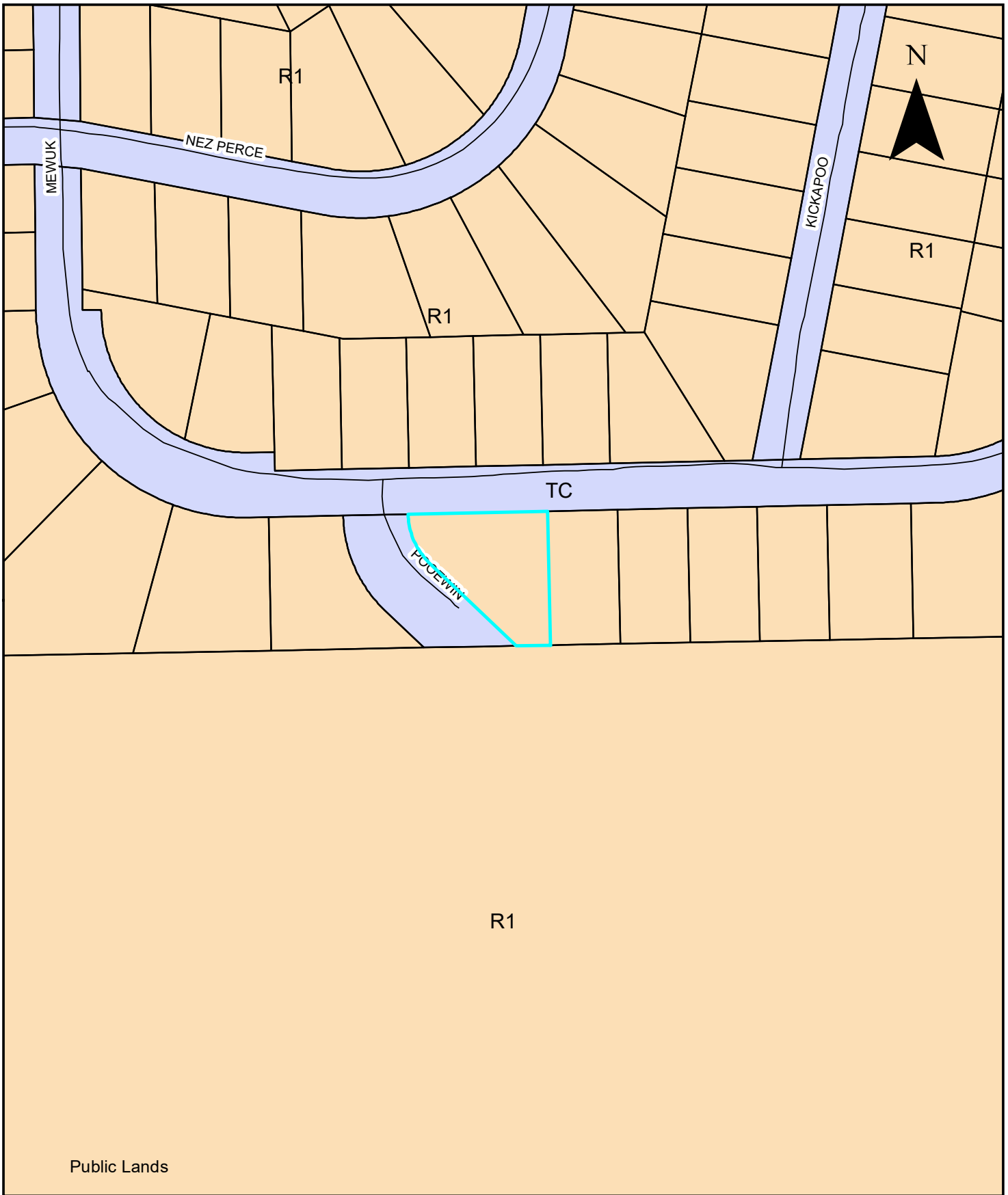




P-C20-0004 Exhibit C-Aerial Photo



0 0.0075 0.015 0.03 0.045 0.06  
Miles



0 0.0075 0.015 0.03 0.045 0.06  
Miles

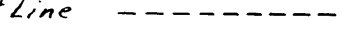
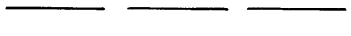



# MAP OF TAHOE PARADISE UNIT NO. 29

COMPRISING A PORTION OF SECTION 30, T. 12 N., R. 18 E., M.D.B. & M.  
COUNTY OF EL DORADO, CALIFORNIA, MAY, 1963. SCALE: 1 IN. = 100 FT.  
HAROLD S. PRESCOTT, CIVIL ENGINEER.

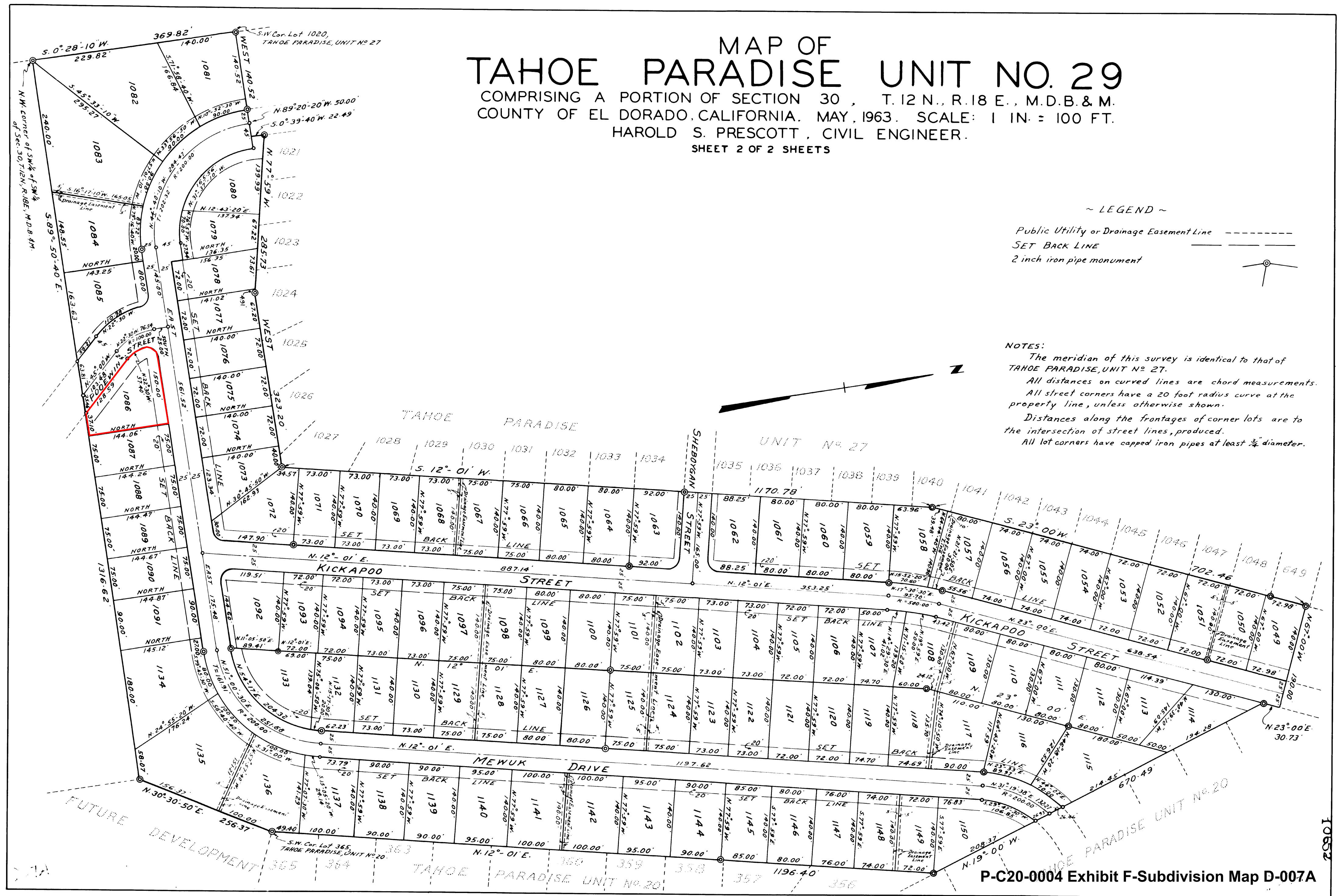
SHEET 2 OF 2 SHEETS

~ LEGEND ~

Public Utility or Drainage Easement Line   
SET BACK LINE   
2 inch iron pipe monument 

NOTES:

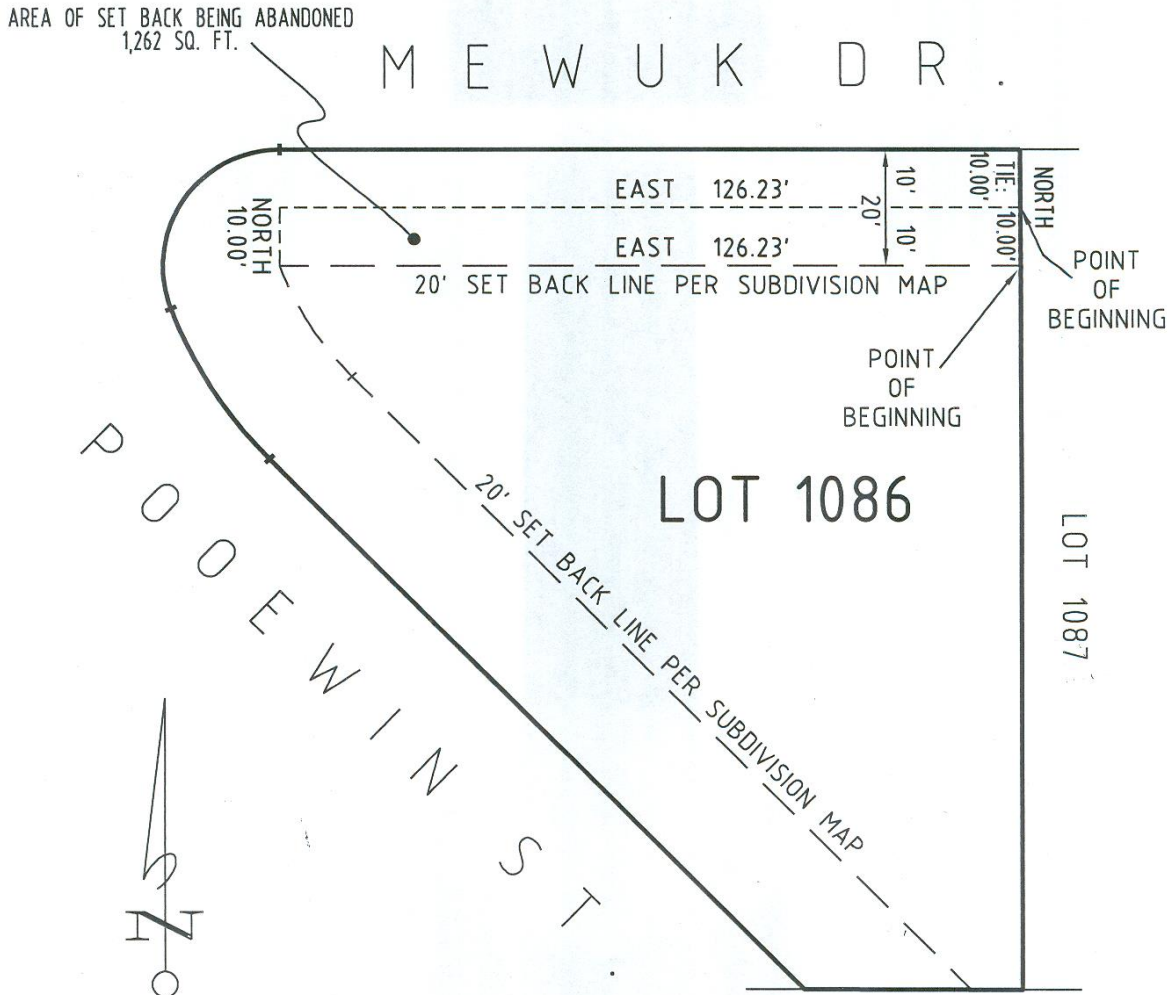
- The meridian of this survey is identical to that of TAHOE PARADISE, UNIT NO. 27.
- All distances on curved lines are chord measurements.
- All street corners have a 20 foot radius curve at the property line, unless otherwise shown.
- Distances along the frontages of corner lots are to the intersection of street lines, produced.
- All lot corners have capped iron pipes at least 3/4" diameter.



P-C20-0004 Exhibit F-Subdivision Map D-007A

# EXHIBIT B

DATE 07/2020 JOB No. 19219  
PROJECT EASEMENT ABANDONMENT EXHIBIT  
BY SW PAGE 1 OF 1  
2060 MEWUK DR., EL DORADO CO. CA  
LOT 1086, TAHOE PARADISE UNIT NO. 29



U.S.F.S  
APN: 034-020-03

**TA** **TURNER & ASSOCIATES, INC.**  
LAND SURVEYING  
(775) 588-5658  
308 DORLA COURT, SUITE 203  
ROUND HILL, NEVADA  
P.O. BOX 5067 - STATELINE, NEVADA 89449  
PROJECT FILE 19219-1



P-C20-0004  
Exhibit G-Proposed Easement  
Reduction Graphic



MEWUK DR.

**LEGEND**

A/C	ASPHALTIC CONCRETE
BMP	BEST MANAGEMENT PRACTICE
FH	FIRE HYDRANT
F	FIR TREE
L	LODGEPOLE PINE
L/S	LANDSCAPE/NATURAL GROUND
P	PINE TREE
PP	POWER POLE
x77.7	SPOT ELEVATION
△	EDGE OF PAVEMENT
△	CONTROL POINT

**COVERAGE W/ 3:1 HEIGHT REDUCTION WHERE APPLICABLE**

CATEGORY	SQUARE FEET
RESIDENCE	951
A/C PARKING	334
WOOD DECK/STEPS	454
ROCK WALK/STEPS	186
CONCRETE PAD	18
<b>TOTAL</b>	<b>1,943</b>

**ESTIMATED OFFSITE COVERAGE**

CATEGORY	SQUARE FEET
A/C DRIVEWAY	292
<b>TOTAL</b>	<b>292</b>

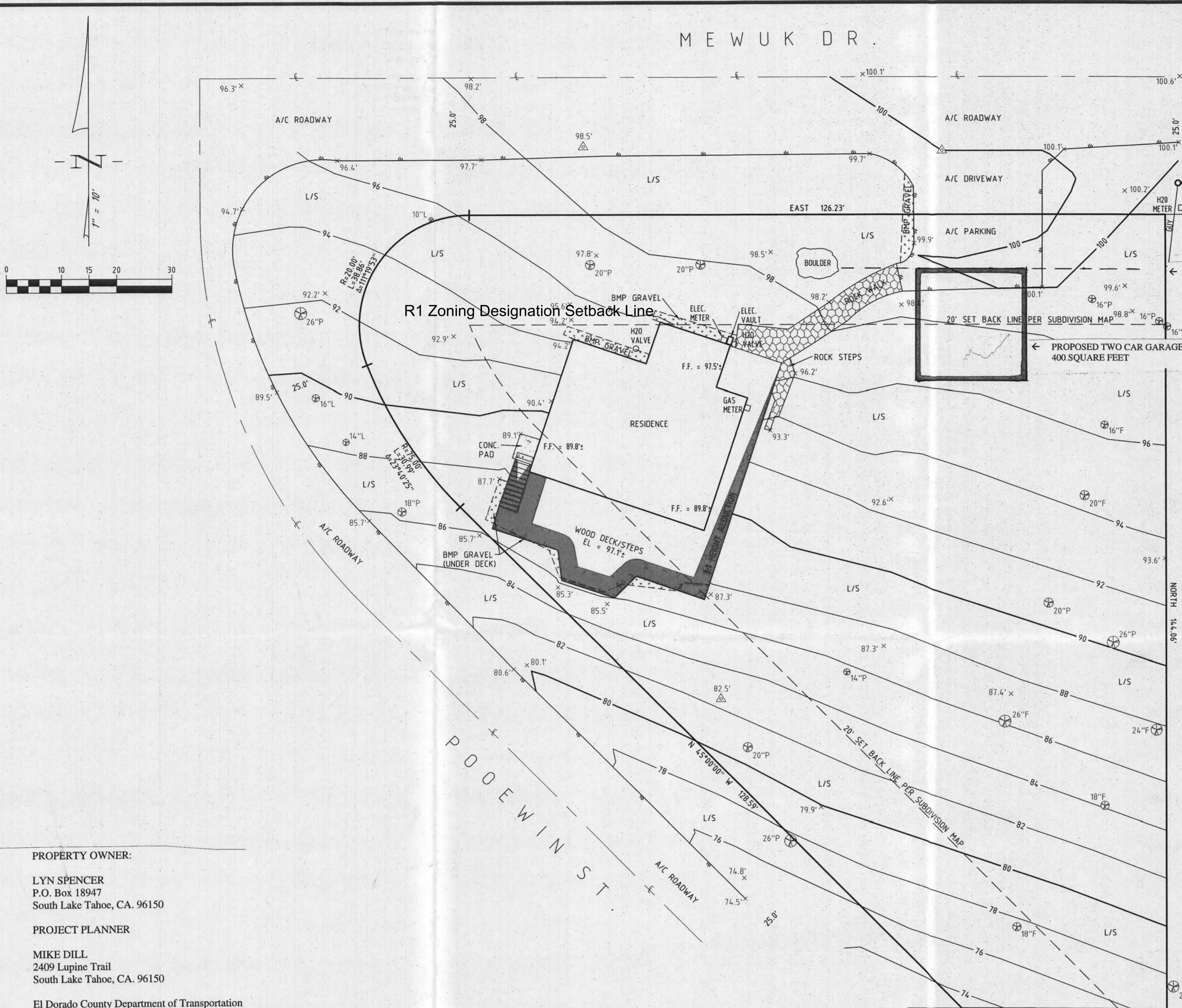
**EASEMENTS PER SUBDIVISION MAP**

(a) Rights of way and easements for water, gas, sewer and drainage pipes, and for poles and overhead and under-ground wires and conduits for electric and telephone service, together with any and all appurtenances appurtenant thereto, on, over and across those strips of land lying between the rear and/or side lines of lots and the lines shown hereon and designated "Public Utility Easement Line."

(b) Easements for light and air and for public utility poles, wires and crossarms over those strips of land lying between the front lot line and those lines shown hereon and designated "SET BACK LINE", said strips of land to be kept open and free from buildings.

(c) Easements for guy wires and anchorages over, under and on those strips of land lying 2 feet on either side of all lot side lines and extending 25 feet back from the front and for rear property lines.

(d) Easements for drainage of surface water over those strips of land lying between the lines shown hereon and designated "Drainage Easement Line."



LOT 1087

**SPENCER SETBACK VARIANCE**

**P-C20-0004  
Exhibit H-Topographic  
Survey and Proposed  
Garage Location**

**OWNER & MAILING ADDRESS**  
LYNN & L. LIV REV. SPENCER TRUST  
P.O. BOX 18947  
SOUTH LAKE TAHOE, CA 96151

**LAND AREA**  
14,956 SQUARE FEET

**PROPERTY OWNER:**  
LYN SPENCER  
P.O. Box 18947  
South Lake Tahoe, CA. 96150

**PROJECT PLANNER**  
MIKE DILL  
2409 Lupine Trail  
South Lake Tahoe, CA. 96150

El Dorado County Department of Transportation  
Maintenance Division  
1121 Shakori Drive  
South Lake Tahoe, CA. 96151  
530-573-7930

U.S.F.S  
APN: 034-020-03

BENCH MARK		TOPOGRAPHIC SURVEY				DATE
NUMBER		LOT 1086, TAHOE PARADISE UNIT NO. 29				NOV 2019
ELEVATION	100.00'	APN: 034-562-01, 2060 MEWUK DR.				SHEET 1 OF 1
DATUM	ASSUMED	EL DORADO CO., CA				
DESCRIPTION SET MAG NAIL IN A/C ROADWAY		SCALE	HORIZ. 1"=10'	VERT. 2" C.I.	FILE NAME 19219.DWG	CHECKED J.W.T.
REVISION NO.	DATE	DESCRIPTION				BY
						CHKD

**NOTES**

---THE PROPERTY LINE INFORMATION SHOWN HEREON IS FROM RECORD DATA AND DOES NOT REPRESENT A BOUNDARY SURVEY.

---THIS SURVEY HAS BEEN PREPARED WITHOUT USE OF A TITLE REPORT UNLESS REFERENCED HEREON.

---TURNER AND ASSOCIATES INC. ASSUMES NO RESPONSIBILITY FOR ANY EASEMENTS WHICH MAY AFFECT THIS PROPERTY.

---PROPERTY OWNER AND/OR DESIGNER MUST VERIFY BUILDING SETBACKS AND ANY OTHER BUILDING RESTRICTIONS BEFORE ANY DESIGN OR CONSTRUCTION.

---ONLY VISIBLE UTILITIES AND FEATURES HAVE BEEN LOCATED.

---THIS DRAWING OR MAP IS THE PROPERTY OF TURNER & ASSOCIATES INC., AND MAY NOT BE USED OR REPRODUCED WITHOUT THE CONSENT OF TURNER & ASSOCIATES INC.

**TURNER & ASSOCIATES, INC.**  
LAND SURVEYING  
(775) 588-5658  
FAX (775) 588-9296  
308 DORLA COURT, SUITE 203 - ROUND HILL, NEVADA 89448  
P.O. BOX 5067 - STATELINE, NEVADA 89449

PROJ20-0002





P-C20-0004 Exhibit I-Existing Street View Condition